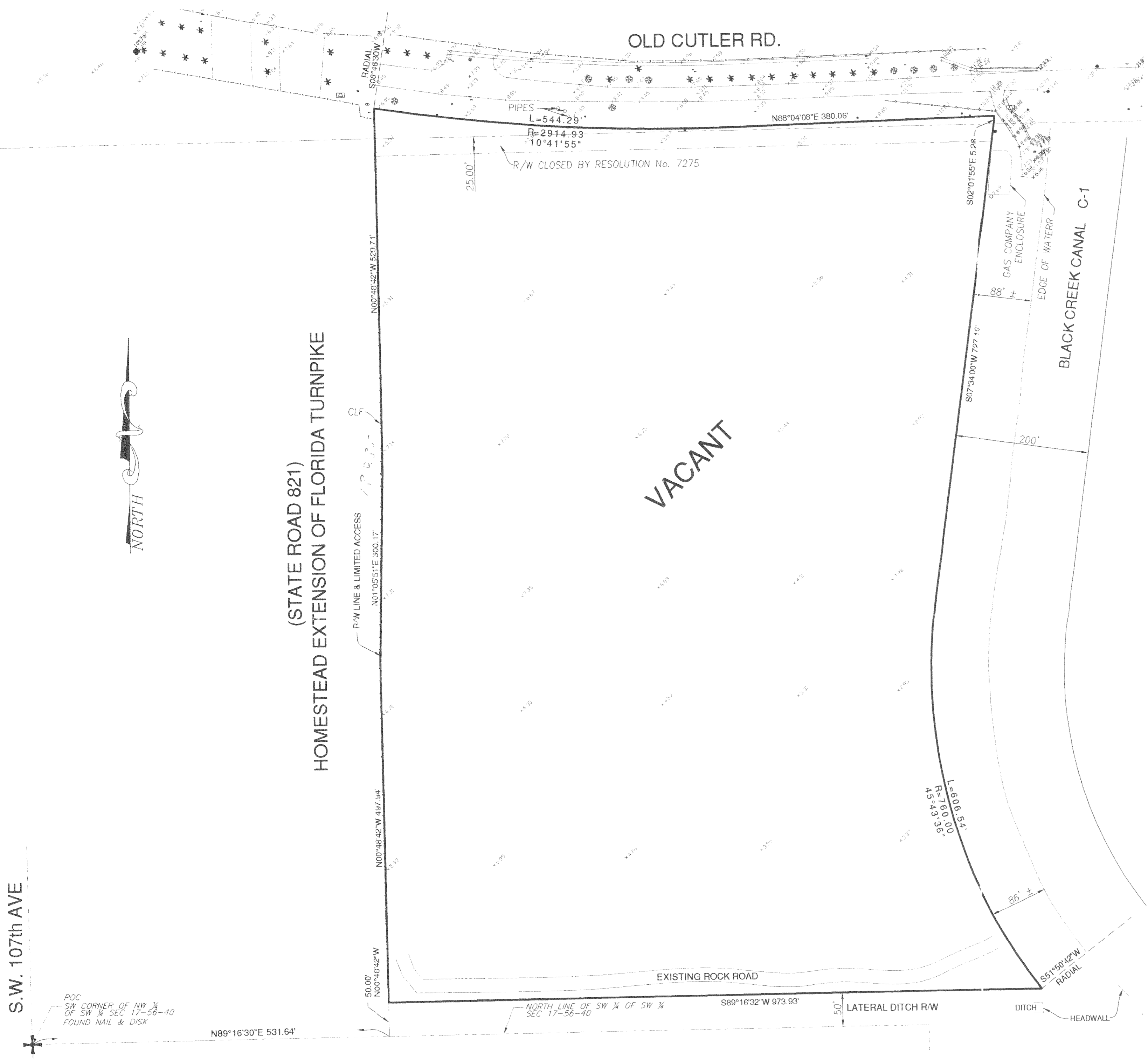


BOUNDARY/TOPOGRAPHIC SURVEY

LEGEND:	
A/C	Air Conditioning
ANC	Anchor
ASPH	Asphalt
DWY	Asphalt Driveway
B	Bench Mark
BM	Bench Mark
CA	Centerline
CDWY	Concrete Driveway
CLF	Chain Link Fence
CONC	Concrete
CULV	Culvert
C&G	Curb & Gutter
CWF	Chicken Wire Fence
D	Delta
DC	Deep Cut
DH	Drill Hole
DKW	Deco Wall
EDW	Edge of Water
F.F.E.	Finish Floor Elevation
FAR	Floor Area Ratio
FND	Found
GR	Guard Rail
GRD	Ground
I	Iron Fence
IP	Iron Pipe
L	Length of Curve
(M)	Measured
ML	Monument Line
N&D	Nail & Disc
O.R.B.	Official Record Book
PF	Plastic Fence
PG	Page
PS	Parking Spaces
P.B.	Plot Book
POB	Point of Beginning
POC	Point of Commence
POT	Point of Terminus
PORT	Portable
PL	Property Line
R	Radius
(R)	Record
R/W	Right-of-Way
SN	Set Nail
SWK	Sidewalk
SF	Square Feet
TOP	Top of Bank
TCC	Top of Curb
TYP	Typical
UE	Utility Easement
WF	Wood Fence
Tree	Tree
Valve Unknown	Valve Unknown
Water Meter	Water Meter
Water Valve	Water Valve
Wood Power Pole	Wood Power Pole
Underground Sewer Line	Underground Sewer Line
Underground Telephone Line	Underground Telephone Line
Underground Water Line	Underground Water Line
Basketball Stand	Basketball Stand
Back Flow Preventer	Back Flow Preventer
Bel South Utility Box	Bel South Utility Box
Bel South Manhole	Bel South Manhole
Bus Stop	Bus Stop
Catch Basin	Catch Basin
Clean Out	Clean Out
Concrete Light Pole	Concrete Light Pole
Concrete Power Pole	Concrete Power Pole
Concrete Traffic Signal Pole	Concrete Traffic Signal Pole
Drain	Drain
Drainage Manhole	Drainage Manhole
Electric Box	Electric Box
Electric Manhole	Electric Manhole
Electric Meter	Electric Meter
Flow Arrow	Flow Arrow
FPL Box	FPL Box
FPL Manhole	FPL Manhole
Fire Hydrant	Fire Hydrant
Gas Meter	Gas Meter
Gas Valve	Gas Valve
Grease Manhole	Grease Manhole
Guard Post	Guard Post
Handicap	Handicap
Hedges	Hedges
Drainage Inlet (4'x4' or 5'x5')	Drainage Inlet (4'x4' or 5'x5')
Irrigation Valve	Irrigation Valve
Light Meter	Light Meter
Light Pole	Light Pole
Mail Box	Mail Box
Manhole Unknown	Manhole Unknown
Metal Light Pole	Metal Light Pole
Metal Power Pole	Metal Power Pole
Metal Traffic Signal Pole	Metal Traffic Signal Pole
Monitoring Well	Monitoring Well
Overhead Cable	Overhead Cable
P.C.P. (Permanent Control Point)	P.C.P. (Permanent Control Point)
P.R.M. (Permanent Reference Monument)	P.R.M. (Permanent Reference Monument)
Palm	Palm
Pedestrian Signal Control Box	Pedestrian Signal Control Box
Phone Manhole	Phone Manhole
Plastic Light Pole	Plastic Light Pole
Post Indicator Valve	Post Indicator Valve
Rail Road Control Utility Box	Rail Road Control Utility Box
Saimease Pump	Saimease Pump
Sanitary Sewer Manhole	Sanitary Sewer Manhole
Sewer Valve	Sewer Valve
Storm Sewer Manhole	Storm Sewer Manhole
Street Sign	Street Sign
T.V. Box	T.V. Box
Telephone Box	Telephone Box
Traffic Meter	Traffic Meter
Traffic Pole	Traffic Pole
Traffic Signal Control Box	Traffic Signal Control Box
Transformer	Transformer
Underground Cable TV Line	Underground Cable TV Line
Underground Electrical Line	Underground Electrical Line
Underground Gas Line	Underground Gas Line



LEGAL DESCRIPTION:

A PORTION OF TRACT 3 OF AMENDED PLAT OF EAST DIXIE PART AS RECORDED IN PLAT BOOK 31, AT PAGE 61, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND A PORTION OF THE RIGHT-OF-WAY OF S.W. 224th STREET LYING NORTH OF AND ADJACENT TO SAID TRACT 3 (SAID RIGHT-OF-WAY CLOSED BY RESOLUTION No. 7275), AND A PORTION OF THE WEST 1/4 OF SECTION 17, TOWNSHIP 56 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA ALL BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 56 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA; THENCE RUN N89°10'32"E ALONG THE SOUTH LINE OF THE SAID NW 1/4 OF THE SW 1/4 OF SECTION 17 FOR A DISTANCE OF 531.64 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (STATE ROAD No. 821); THENCE RUN N00°48'42"W ALONG SAID EAST RIGHT OF WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (STATE ROAD No. 821); FOR A DISTANCE OF 50.05 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SAID EAST RIGHT-OF-WAY OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (STATE ROAD No. 821), N00°48'42"W FOR 497.94 FEET; N01°05'51"E FOR 300.17 FEET; N00°48'42"W FOR 529.71 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF OLD CUTLER ROAD SAID POINT LYING ON A CIRCULAR CURVE CONCAVE TO THE NORTH AND BEARING S08°46'03"W FROM THE CENTER OF SAID CURVE; THENCE DEPARTING THE SAID EAST RIGHT-OF-WAY LINE OF HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (STATE ROAD No. 821) RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF OLD CUTLER ROAD; ALONG SAID CIRCULAR CURVE TO THE LEFT HAVING FOR ITS ELEMENTS A RADIUS OF 2914.93 FEET AND A CENTRAL ANGLE OF 10°41'55" FOR AN ARC DISTANCE OF 544.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE N88°04'08"E FOR 380.06 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-1 (BLACK CREEK); THENCE DEPARTING THE SAID SOUTH RIGHT-OF-WAY LINE OF OLD CUTLER ROAD RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-1 (BLACK CREEK); S02°01'55"E FOR 5.26 FEET; S07°34'00"W FOR 727.16 FEET TO THE BEGINNING OF A CIRCULAR CURVE TO THE LEFT; THENCE TO THE LEFT ALONG SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 760.00 FEET AND A CENTRAL ANGLE OF 45°43'36" FOR AN ARC DISTANCE OF 606.54 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS 50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTH 1/4 OF THE SW 1/4 OF SAID SECTION 7 SAID POINT BEARING S51°50'42"W FROM THE CENTER OF SAID CURVE; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-1 (BLACK CREEK) RUN S89°16'32"W ALONG A LINE THAT IS 50 FEET NORTH AND PARALLEL TO THE SAID SOUTH LINE OF THE NORTH 1/4 OF THE SW 1/4 OF SAID SECTION FOR A DISTANCE OF 973.93 FEET TO THE POINT OF BEGINNING, CONTAINING 25.757 ACRES, MORE OR LESS.

NOTES:

- No instruments of record reflecting easements, right of way, and or ownership were furnished to this surveyor except as shown.
- Bearings are based on the North Line of SW 1/4 of SW 1/4 SEC 17-56-40
- Elevations shown are based on a closed level loop using third order procedure and are relative to The National Geodetic Vertical Datum of 1929.
- Unless otherwise noted record and measured data are in substantial agreement.
- The Street Right-of-Way abutting this property are physically open unless otherwise noted.
- Fence ownership, if any, was established by visual means only, but legal ownership has not been determined.
- Set Iron Pipe or Pin with cap #1012 (18" in length by 0.2 square inches, minimum) at all corners unless otherwise noted.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- No underground installations or improvements have been located.
- The symbols (if any) reflected in the legend and on the survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature.
- The surveyor did not inspect the property for environmental hazards or jurisdictional wetlands.
- The information depicted on this map represents the results of the survey on the date indicated and can only be considered as indicating the general conditions existing at that time.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the property as shown and described hereon was prepared under my supervision and that there are no above ground encroachments unless otherwise shown, also that this survey meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012

Arturo A. Sosa
Surveyor and Mapper LS2629
State of Florida

Last Field Survey Date: 12-23-2003
Field Book: 03-788-55



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
328 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

MIAMI-DADE COUNTY, FLORIDA

OLIVER EAST

BOUNDARY SURVEY

PROJ. NO: 2001-48
DESIGNED: AS
DRAWN: AJ, CM
CHECKED: AS
SCALE: AS NOTED
DATE: 12-26-2003
SHEET: 1
OF 1 SHEET